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40 Portlee Walk, Antrim, BT41 1EN

- End Terrace Property
- Lounge
- Deluxe Shower Room
- Low Maintenance Gardens
- Well Presented Throughout
- Three Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Convenient Location
- Ideal First Time Buy/Buy To Let

Offers Over £104,950

EPC Rating E





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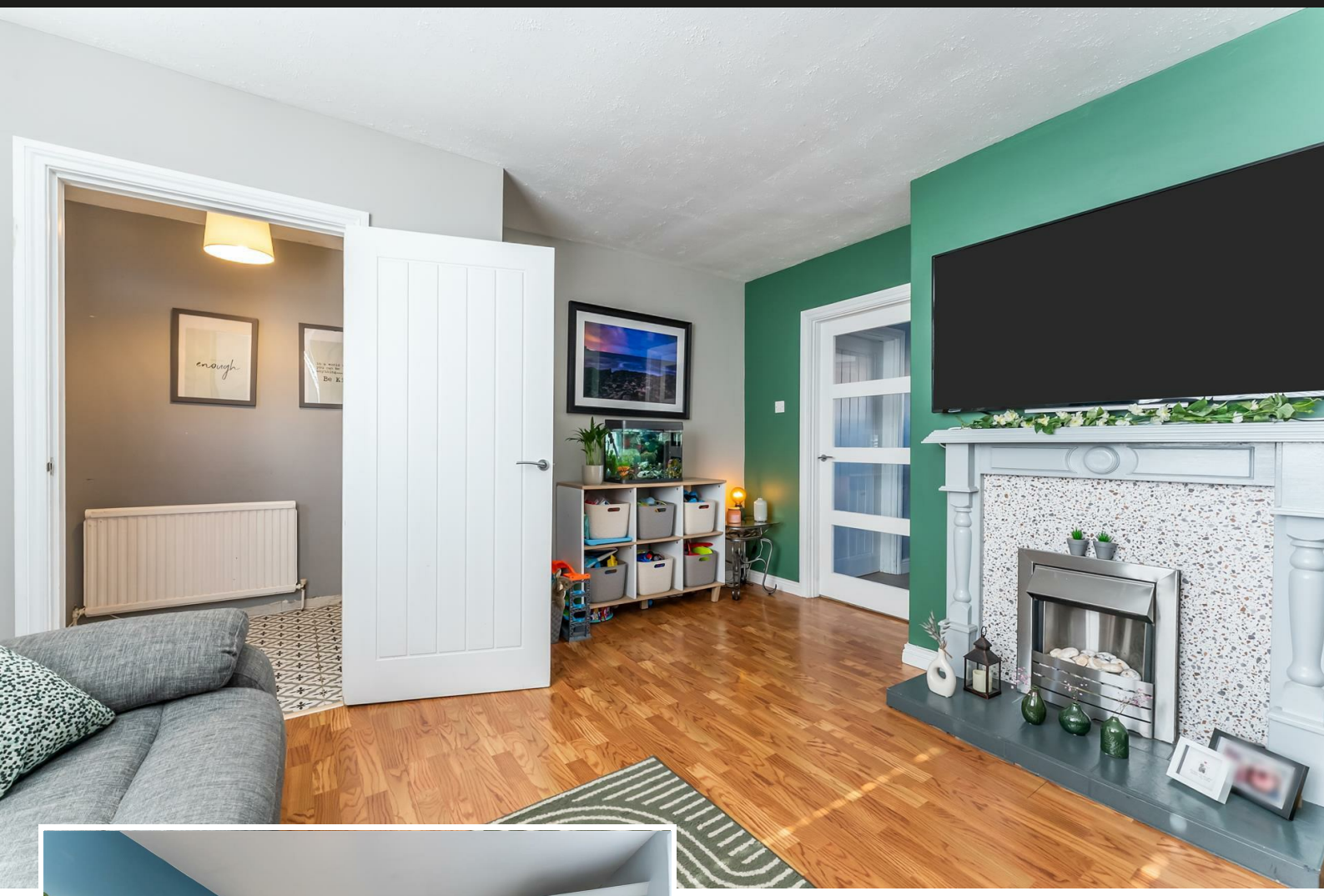




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching fanlight over. Tiled floor. Stairwell to first floor.

LOUNGE 14'3" x 13'10" (wps)

Focal point fireplace. Picture window to front elevation. Wood laminate floor covering. Glass panelled door leading to:







KITCHEN WITH INFORMAL DINING AREA 12'1" x 10'2"

Modern fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Splashback tiling to walls. Tiled floor.

REAR HALL

Tiled floor. Access to under stairs store. PVC double glazed door with fanlight over leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'0" x 10'10"

Built in wardrobe. Access to hot press. Wood laminate floor covering. View over landscaped green.

BEDROOM 2 10'10" x 10'4"

Wood laminate floor covering. Built in wardrobe.

BEDROOM 3 8'11" x 8'3" (wps)

Built in wardrobe. Wood laminate floor covering. View towards landscaped green.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower.

EXTERNAL

Low maintenance front garden finished in decorative stone and shrubs.
Tiled entrance canopy.
PVC soffits, fascia and rainwater goods.
Fully enclosed, low maintenance, paved rear garden.
Outside tap.
External lighting.
Oil fired central heating boiler.
PVC oil storage tank.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







Well presented, three bedroom, end terrace property, conveniently situated off Fountain Hill, Antrim.

The property comprises entrance hall, lounge, kitchen with informal dining area, three well-proportioned bedrooms, and deluxe shower room, with contemporary, white, three piece suite.

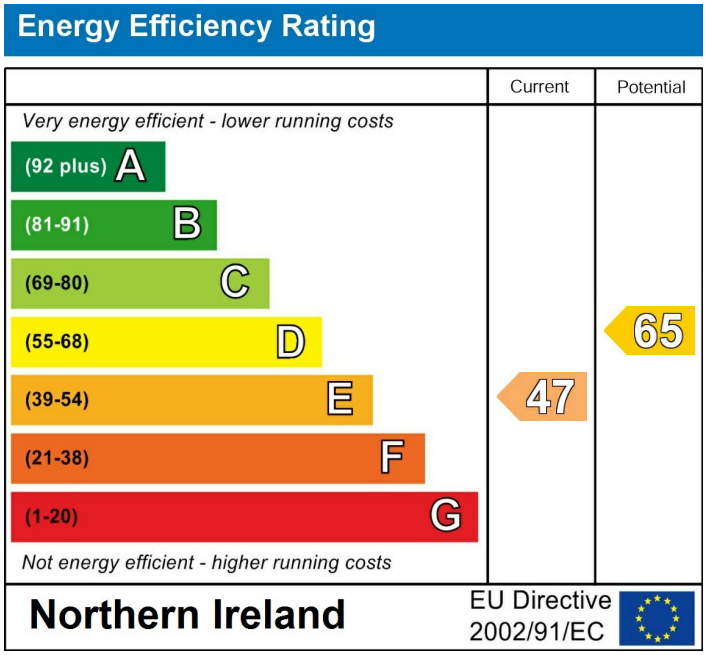
Externally, the property enjoys low maintenance gardens front and rear.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy/buy to let investment alike.

Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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